



**Roseacre Close, Sutton SM1 3LT**



## welcome to Roseacre Close, Sutton

Introducing an exceptional semi-detached house, currently on the market for sale. This property exudes a distinct appeal, being neutrally decorated to suit a variety of tastes and preferences. It offers a generous layout, featuring one well-proportioned reception room, perfect for entertaining or unwinding after a long day. The property also benefits from a fully fitted kitchen, providing ample space for culinary enthusiasts to experiment and enjoy.

The accommodation comprises three inviting bedrooms, offering a versatile living arrangement that can be tailored to your individual needs. Furthermore, the property benefits from two well-appointed bathrooms, adding to the overall comfort and convenience of this home.

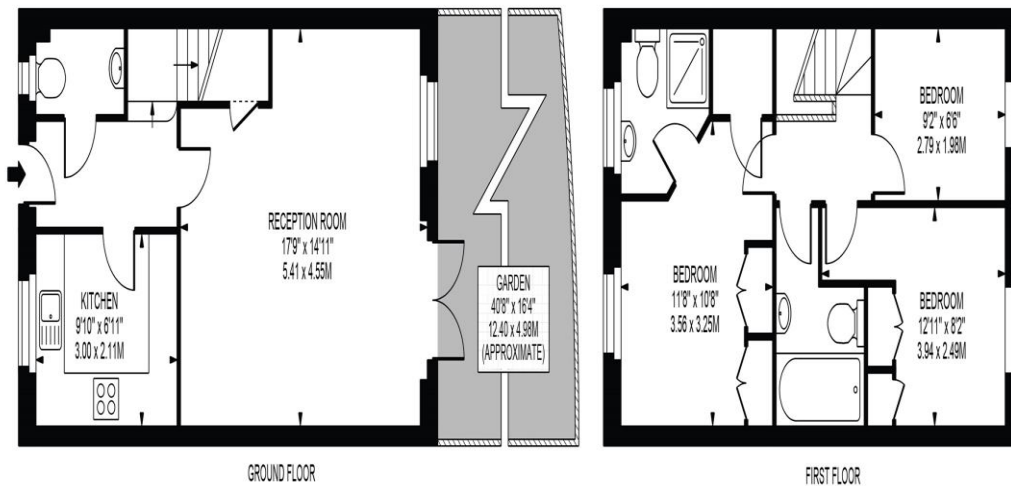
In addition to its exceptional features, this property is located in a coveted area known for its suburban charm. It's an excellent location for schools, making it an ideal choice for families. The public transport around Roseacre Close in Sutton is quite convenient and well-connected, ensuring easy commute to different parts of the city.

In summary, this property offers a blend of comfort, convenience, and functionality. It's a fantastic opportunity for anyone looking for a house that ticks all the boxes. Don't miss out on this unique ownership opportunity.



# ROSEACRE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 821 SQ FT - 76.27 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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welcome to

## Roseacre Close, Sutton

- Neutrally Decorated
- Modern Bathrooms
- Allocated parking
- Excellent Schools
- Convenient Public Transport

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

guide price

**£575,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT110504](https://barnardmarcus.co.uk/Property/SUT110504)



Property Ref:  
SUT110504 - 0004

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